

GARDNER & PETERSON ASSOCIATES, LLC

PROFESSIONAL ENGINEERS • LAND SURVEYORS

178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT 06084

KENNETH R. PETERSON, L.S.
ERIC R. PETERSON, P.E., L.S.
MARK A. PETERSON, P.E.

TELEPHONE: (860) 871-0808
info@GardnerPeterson.com
www.GardnerPeterson.com

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Re: Site Plan of Development
LaBrecque Autocraft, LLC
63 Newberry Road
East Windsor, Connecticut

NARRATIVE

This application is for a Site Plan Review of a new commercial building located at 63 Newberry Road. This parcel is located on the north side of Newberry Road and is in the M-1 Manufacturing Zone. The new building will total 9,600 square feet and will be utilized for automotive repair service for LaBrecque Autocraft, LLC. The purpose of constructing this new building is to expand the existing automotive repair service on-site. LaBrecque Autocraft, LLC currently occupies the existing 12,600 square foot building located on the west side of this property. This building contains administrative personnel offices and eight repair bays. The proposed building will contain six repair bays. Based on a total number of 14 repair bays for the proposed site, the Town of East Windsor Zoning Regulations require a total of 20 parking spaces. The site plan proposes 21 parking spaces. The existing curb cut on Newberry Road will remain in its current configuration to provide access to the developed site. Newberry Road is very straight with adequate available sight distance to vehicles traveling eastbound and westbound on Newberry Road based on the posted speed limits.

The parking lot in front of this parcel will be reduced because it is oversized for the use. This will minimize the increase in impervious coverage for this site which is well under the requirement for the zone. The design of the front parking lot provides 9'x18' parking spaces with a 24' wide drive aisle. The parking lot is located 10-feet south of the proposed building which provides room for a concrete handicap walk and landscaping beds between the building and the parking lot. The landscaping design also includes shade trees along the road side of the new parking lot. Exterior lighting has been provided by adding wall packs on the face of the new building. The wall packs are "Nighttime Friendly"

LED fixtures mounted 15-feet from the ground surface. Light from these fixtures will not spill onto the abutting properties. The curb cut is illuminated by existing utility pole lighting.

Stormwater from the front parking lot will be collected in a new rain garden located to the east of the new building. The rain garden will treat runoff from the paved area and promote stormwater infiltration into the ground.

The final step of this project will be the re-paving of the rear parking lot as it is in need of repair. The rear parking will be utilized for loading and unloading and storage of vehicles for repair. This area will not be visible from the street or the neighboring properties due to the location of the buildings and the existing vegetation to the west, north and east of the parking area.